

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**December 18, 2001  
MEETING NO. 11-01**

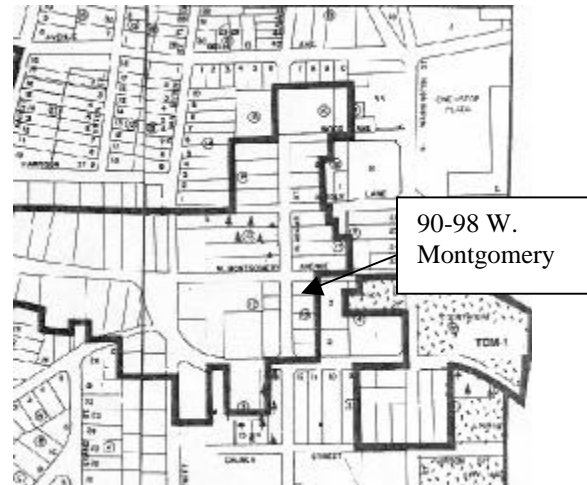
**APPLICATION:** HDC01-0206

**DATE FILED:** November 19, 2001

**APPLICANT:** Stephen Beck

**OWNER:** John T. Bell  
101 W. Jefferson Street

**ADDRESS:** 90-98 W. Montgomery Ave.  
Rockville, MD 20850



**PROPERTY DESCRIPTION:** The property is a single-story retail/restaurant building currently occupied by Bombay Bistro, Dry-Vin Cleaners, and Rockville Art and Frame. It is a non-contributing resource to the West Montgomery Avenue Historic District although it is approximately 40 years old and is a prominent feature due to its location at the corner of West Montgomery Avenue and South Adams Street.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

U-107-62 Three retail stores, approved 8/2/62  
HD-93-83 Permission to install a mansard roof, approved 7/13/83  
HD-114-84 Permission to fly American and state of Maryland flags, approved 11/2/84

**REQUEST:**

The Applicant requests a Certificate of Approval for window and door replacement and exterior elevation improvements.



Existing North (Front) Façade of 90-98  
West Montgomery Avenue



Existing West (South Adams Street) Façade  
of 90-98 West Montgomery Avenue



Existing East Facade



Existing South (Rear) Facade



Existing North (Front) Façade



Existing North (Front) Facade

#### **STAFF COMMENTS/RECOMMENDATIONS:**

1. *Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The subject property is a typical 1960s commercial structure. The mansard roof was added in 1983. The building is not a contributing resource to the West Montgomery Avenue Historic District but it is an established feature in the neighborhood as it has had few major alterations throughout its history. The building's significance is found in its familiarity to Rockville citizens, its prominent corner location at West Montgomery Avenue and South Adams Street,

and its proximity to some of Rockville's oldest and most important historic resources, including the Beall Dawson House.

2. *The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The architectural elements that are being replaced (windows, doors, mansard roof, concrete block exterior finish) are not historic. The planned alterations are focused on the most prominent facades, those that front West Montgomery Avenue and South Adams Street. These alterations will improve the building's appearance and thereby benefit surrounding historic properties. New storefront wood windows (transoms with eight divided lights above large single-pane windows) will add architectural interest. The existing brick will be preserved on the West Montgomery Avenue and South Adams Street facades, although it is not clear if it will be painted. Concrete block will be covered with dry-vit on these facades.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The exterior design, scale, proportion, arrangement, texture and materials proposed to be used are appropriate and will modernize the building while keeping it identifiable.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

Plans for new signage will require HDC review but were not received as part of this application.

**STAFF RECOMMENDATION: Staff recommends approval of HDC01-0206 for window and door replacement and exterior elevation improvements.**